



Guide Price £230,000 - £245,000

Kings Ash Road,
Paignton, TQ3 3TX

A well presented two bedroom semi detached bungalow. The property comprises of a welcoming inner porch that leads through to the main hallway, from there is a bright and spacious living room, a sizeable fitted kitchen/diner, two double bedrooms, a shower room, garage, off road parking and beautifully landscaped sunny rear gardens. The bungalow is perfectly positioned within easy reach of local shops and main supermarkets, bus links, schools, south Devon college, and also benefits from easy access to the ring road and nearby towns including Brixham and Totnes. The property is being sold with no onward chain!



ENTRANCE A uPVC double glazed front door opens into a welcoming entrance porch, featuring uPVC double glazed side windows. A secondary uPVC double glazed door leads into the main hallway, with further access to the kitchen and an external door opening onto the rear garden.

KITCHEN/DINER A spacious and light filled kitchen/diner fitted with a comprehensive range of wall, base, and drawer units, complemented by roll edged work surfaces. The kitchen benefits from a stainless steel sink and drainer, an eye level electric oven with grill, and a four ring gas hob with extractor hood above. An under counter fridge is included, and the 6 seater dining table will remain with the property. A uPVC double glazed window overlooks the rear garden, and the room is served by a gas central heating radiator.

LIVING ROOM A bright and generously proportioned living room situated to the front of the property, offering ample space for relaxation and entertaining. Features include a stylish electric fireplace, TV and internet points, a uPVC double glazed bay window enjoying views over the nearby fields, and a gas central heating radiator.

BEDROOM ONE A spacious and light filled principal bedroom overlooking the beautifully maintained rear garden. The room benefits from an extensive range of fitted furniture, including wardrobes, drawers, a dressing table, and bedside units, along with a uPVC double glazed window and a gas central heating radiator.

BEDROOM TWO A further superbly sized double bedroom positioned to the front of the property, enjoying pleasant views over the front garden and nearby fields. The room is complete with a uPVC double glazed window and a gas central heating radiator.

SHOWER ROOM Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin, and walk in shower. The room features partially tiled walls, a mirrored medicine cabinet, a uPVC obscure double glazed window, and a gas central heating radiator.

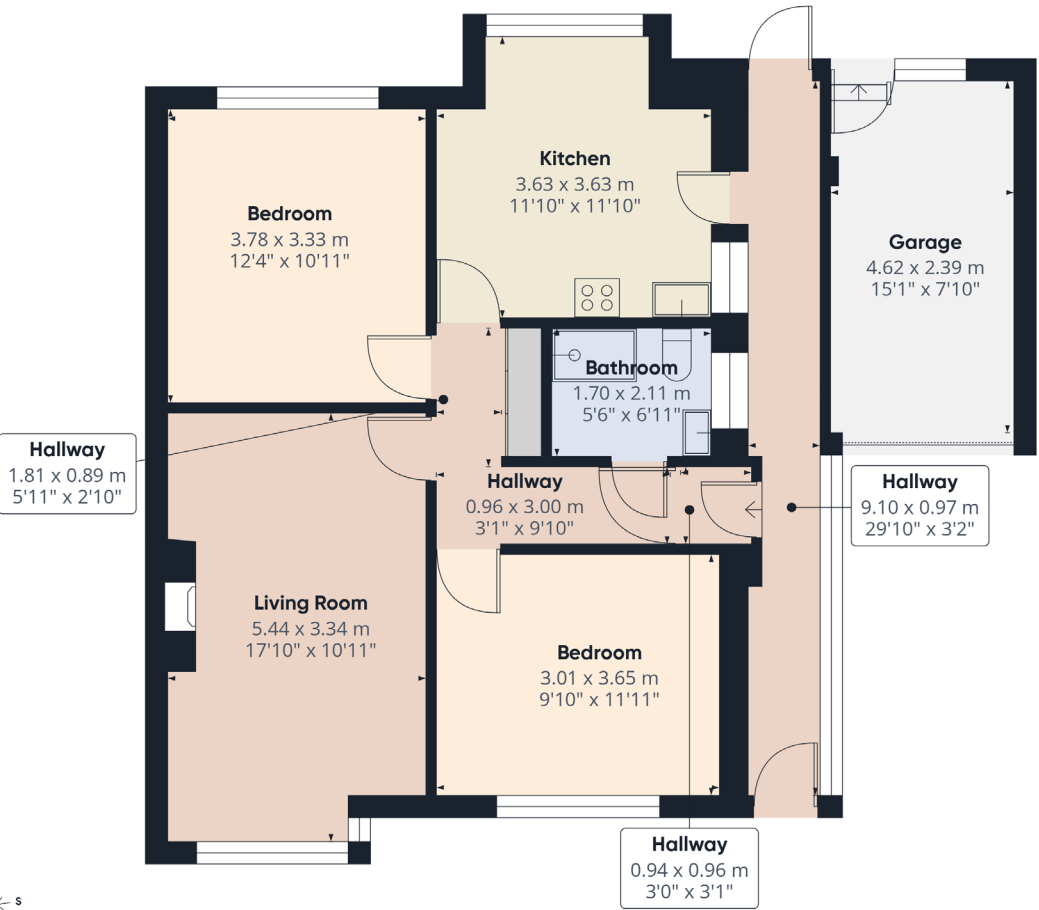
OUTSIDE

REAR GARDEN A delightful, sun soaked rear garden featuring a patio area, ideal for alfresco dining and outdoor entertaining. Steps lead up to a substantial lawn bordered by a variety of mature shrubs and hedging, creating an attractive outdoor setting. Additional benefits include a greenhouse, three block built sheds, and access to the garage.

GARAGE A roller garage door opens into a single garage, providing excellent storage space. The garage is equipped with overhead lighting, electrical power points, and a courtesy door leading directly into the rear garden.

FRONT OF PROPERTY To the front of the property there is off road parking

AGENTS NOTE Please note that the furniture is included within the sale and will remain at the property upon completion.



Address 'Kings Ash Road, Paignton, TQ3 3TX'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

Taylor's Estate Agents
256 Torquay Road
Paignton
TQ3 2EZ